

LOT 50, BLOCK 9
LAKE CONROE HILLS, SECTION 2
 A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
 CABINET A, SHEET 117-A (FORMERLY RECORDED IN VOLUME 11, PAGE 25)
 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS



NOTE: A BUILDING LINE RESTRICTION, INCLUDING ROOF OVERHANG, OF 4 FEET ALONG ALL INTERIOR LINES; A RESERVED EASEMENT OF UNDEFINED DIMENSIONS OVER AND ACROSS SAID LOT, FOR THE PURPOSE OF FURNISHING AND/OR MOVING ELECTRIC POWER, WATER, SEWERAGE, DRAINAGE, TELEPHONE SERVICES AND PETROLEUM SUBSTANCE, RECORDED IN VOLUME 821, PAGE 664.
 NOTE: AN UNDERGROUND EASEMENT 5 FEET WIDE FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRICAL SERVICE RECORDED IN VOLUME 845, PAGE 45.
 NOTE: EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY PER VOL. 869, PG. 917, M.C.D.R.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0225 G MAP REVISION: 08/18/14 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INADVERTANCES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CABINET A, SHEET 117-A, M.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREOF. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
 PROFESSIONAL LAND SURVEYOR
 NO. 4678
 JOB NO. 16-02866
 APRIL 11, 2016
 REVISED: APRIL 11, 2016 (EASEMENT)

DRAWN BY: SR



TERRI POENITZSCH
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